

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MAY 12, 2005**

UNAPPROVED  
JULY 13, 2005

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank A. de la Fe, Hunter Mill District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
James R. Hart, Commissioner At-Large  
Nancy Hopkins, Dranesville District  
Ronald W. Koch, Sully District  
Kenneth A. Lawrence, Providence District  
Peter F. Murphy, Jr., Springfield District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Rodney L. Lusk, Lee District

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The meeting was called to order at 8:24 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner Harsel announced that the joint Planning Commission/School Facilities Committee meeting scheduled on May 18, 2005 would be postponed to late June or July.

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON RZ/FDP 2004-MV-032, CRANFORD STREET, LLC, BE DEFERRED TO A DATE CERTAIN OF JUNE 29, 2005.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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Commissioner Lawrence indicated that Commissioners had received a PowerPoint presentation entitled "Shady Trails" and said he would send them an e-mail explaining it.

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Commissioner Lawrence noted that he had been working with David Marshall, Planning Division, Department of Planning and Zoning, on certain "feature shown" applications in the Providence District and had discussed how antennas, which had been mounted prior to a policy that required them to be placed below the parapet of the roof, could be screened so they would not protrude. He added that he had also met with cellular industry representatives on this matter. Commissioner Lawrence pointed out that FSA-P98-25-1 had a deadline of May 15, 2005, but it had been extended to allow time to address this issue. He said he would keep Commissioners updated on this matter.

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Chairman Murphy reported that since Cingular Wireless had acquired AT&T Wireless Services, a review would be conducted to determine whether telecommunication devices that carried both services on a monopole or a building would be needed.

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Commissioner Hall noted that when documents, such as the Zoning Ordinance, were distributed by staff she returned them to save paper since they were available on the internet. She recommended that Commissioners inform staff if they do not wish to receive a hard copy of such documents.

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FS-Y05-7 - T-MOBILE - White Post Road and Lee Highway  
FS-Y05-8 - T-MOBILE - 4460 Brookfield Corporate Drive

Without objection, Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "CONSENT AGENDA ITEMS" FOR FS-Y05-7, T-MOBILE, WHITE POST ROAD AND LEE HIGHWAY, AND FS-Y05-8, T-MOBILE, 4460 BROOKFIELD CORPORATE DRIVE.

The motion carried unanimously with Commissioner Lusk absent from the meeting.

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S01-CW-15CP - OUT-OF TURN PLAN AMENDMENT (Parks) (Decision Only)  
(The public hearing on this application was held on March 16, 2005. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE PROPOSED PARKS AND RECREATION ELEMENT OF THE POLICY PLAN, OUT-OF-TURN PLAN AMENDMENT, S01-CW-15CP, AS CONTAINED IN THE DOCUMENT DATED MAY 10, 2005.

Commissioners Alcorn, Byers, and Hall seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. SE 2005-SU-008 - MINNIELAND PRIVATE DAY CARE SCHOOL, INC. – CENTREVILLE SQUARE PROJECT, LP
2. SE 2005-PR-003 - SUNOCO, INC. (R&M)
3. FDPA 82-P-069-01-13 - THE PETERSON COMPANIES, LC  
FDPA 82-P-069-06-08 - THE PETERSON COMPANIES, LC  
FDPA 82-P-069-08-04 - THE PETERSON COMPANIES, LC  
FDPA 82-069-11-03 - THE PETERSON COMPANIES, LC  
PCA 82-P-069-14 - THE PETERSON COMPANIES, LC  
CDPA 82-P-069-07 - THE PETERSON COMPANIES, LC

This order was accepted without objection.

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SE 2005-SU-008 - MINNIELAND PRIVATE DAY CARE SCHOOL, INC. – CENTREVILLE SQUARE PROJECT, LP - Appl. under Sect. 4-704 of the Zoning Ordinance to permit a child care center. Located at 6001 Centreville Crest La. on approx. 1.09 ac. of land zoned C-7, HC, SC and WS. Tax Map 54-4 ((1)) 117 pt. SULLY DISTRICT. PUBLIC HEARING.

John McBride, Esquire, with Vanderpool, Frostick, & Nishanian, PC, reaffirmed the affidavit dated April 7, 2005. There were no disclosures by Commission members.

Aaron Shriber, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. McBride commended staff on their work on the application and said he would waive his presentation.

There being no speakers for this application, Chairman Murphy noted that a rebuttal statement was not necessary. There were no comments or questions from the Commission and staff had no closing remarks; therefore, he closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2005-SU-008, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 27, 2005.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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SE 2005-PR-003 - SUNOCO, INC. (R&M) - Appl. under Sect. 4-604  
of the Zoning Ordinance to permit a service station and continuation of  
retail use. Located at 2961 Hunter Mill Rd. on approx. 23,466 sq. ft.  
of land zoned C-6. Tax Map 47-2 ((1)) 99. PROVIDENCE  
DISTRICT. PUBLIC HEARING.

Marie Travesky, with Travesky & Associates, Ltd., reaffirmed the affidavit dated March 21, 2005. There were no disclosures by Commission members.

St. Clair Williams, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Travesky stated that the subject site was only leased by the applicant since it was owned by the Oakton Shopping Center, which was also responsible for the façade and landscaping.

In response to a question from Commissioner Wilson, Ms. Travesky said a canopy or new lighting were not being proposed and once the applicant received a non-residential use permit, signage similar to what already existed on the building would be installed. Ms. Abrahamson pointed out that the existing signage could be refaced to which Ms. Travesky concurred.

Responding to another question from Commissioner Wilson, Mr. Williams indicated that Development Condition Number 10 stated that new or replacement exterior lighting must be in conformance with the Outdoor Lighting Standards.

There being no speakers for this application, Chairman Murphy noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, he closed the public hearing and recognized Commissioner Lawrence for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2005-PR-003 TO A DATE CERTAIN OF JUNE 1, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Lusk absent from the meeting.

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The next public hearing was in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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FDPA 82-P-069-01-13 - THE PETERSON COMPANIES, LC - Appl. to amend the final development plan for FDP 82-P-069-01 previously approved for mixed use development to permit decrease in gross floor area. Located S.W. of Fair Lakes Pkwy., S.E. of Fairfax County Pkwy. And N. of Fair Lakes Ci. on approx. 16.64 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 6. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-06-08, FDPA 82-P-069-11-03, PCA 82-P-069-14 and CDPA 82-P-069-07.) SPRINGFIELD DISTRICT.

FDPA 82-P-069-06-08 - THE PETERSON COMPANIES, LC - Appl. to amend the final development plan for FDP 82-P-069-06 previously approved for mixed use development to permit a change in approved uses. Located on the S. side of Fair Lakes Ci., approx. 600 ft. E. of the Fairfax County Pkwy. on approx. 11.91 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 9A pt. and 18. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-01-13, FDPA 82-P-069-11-03, PCA 82-P-069-14 and CDPA 82-P-069-07.) SPRINGFIELD DISTRICT.

FDPA 82-P-069-08-04 - THE PETERSON COMPANIES, LC - Appl. to amend the final development plan for FDP 82-P-069-08 previously approved for mixed use development to permit decrease in gross floor area. Located W. of Fair Lakes Pkwy., S.E. of Fairfax County Pkwy. and N. of Fair Lakes Ci. on approx. 8.37 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 8 and 6A. (Concurrent with FDPA 82-P-069-

FDPA 82-P-069-01-13 - THE PETERSON COMPANIES, LC  
FDPA 82-P-069-06-08 - THE PETERSON COMPANIES, LC  
FDPA 82-P-069-08-04 - THE PETERSON COMPANIES, LC  
FDPA 82-069-11-03 - THE PETERSON COMPANIES, LC  
PCA 82-P-069-14 - THE PETERSON COMPANIES, LC  
CDPA 82-P-069-07 - THE PETERSON COMPANIES, LC

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01-13, FDPA 82-P-069-06-08, FDPA 82-P-069-11-03, PCA 82-P-069-14 and CDPA 82-P-069-07.) SPRINGFIELD DISTRICT.

FDPA 82-069-11-03 - THE PETERSON COMPANIES, LC - Appl. to amend the final development plan for FDP 82-P-069-11 previously approved for mixed use development to permit a change in approved uses. Located on the S. side of Fair Lakes Ci., approx. 1,000 ft. E. of the Fairfax County Pkwy. on approx. 1.95 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 9A pt. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-06-08, FDPA 82-P-069-01-13, PCA 82-P-069-14 and CDPA 82-P-069-07.) SPRINGFIELD DISTRICT.

PCA 82-P-069-14 - THE PETERSON COMPANIES, LC - Appl. to amend the proffers for RZ 82-P-069 previously approved for mixed use development to permit an increase in the maximum percentage of residential in a PDC district and decrease in office use. Located generally in the N.E., S.E. and S.W. quadrants of the intersection of Fair Lakes Pkwy. and Fairfax County Pkwy. on approx. 81.21 ac. of land zoned PDC and WS. Tax Map 45-4 ((1)) 25E, 45-4 ((11)) A2, 55-2 ((1)) 6, 6A, 8, 9A, 11A1, 11B1, 11C1, 11D and 18. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-06-08, FDPA 82-P-069-01-13, FDPA 82-P-069-11-03 and CDPA 82-P-069-07.) SPRINGFIELD DISTRICT.

CDPA 82-P-069-07 - THE PETERSON COMPANIES, LC - Appl. to amend the conceptual development plan for RZ 82-P-069 previously approved for mixed use development to permit residential use. Located on the S. side of Fair Lakes Ci. approx. 600 ft. E. of the Fairfax County Pkwy. on approx. 13.86 ac. of land zoned PDC and WS. Tax Map 55-2 ((1)) 9A and 18. (Concurrent with FDPA 82-P-069-08-04, FDPA 82-P-069-06-08, FDPA 82-P-069-01-13, FDPA 82-P-069-11-03 and PCA 82-P-069-14.) SPRINGFIELD DISTRICT.  
JOINT PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton & Williams LLP, reaffirmed the affidavit dated April 28, 2005. There were no disclosures by Commission members.

FDPA 82-P-069-01-13 - THE PETERSON COMPANIES, LC  
FDPA 82-P-069-06-08 - THE PETERSON COMPANIES, LC  
FDPA 82-P-069-08-04 - THE PETERSON COMPANIES, LC  
FDPA 82-P-069-11-03 - THE PETERSON COMPANIES, LC  
PCA 82-P-069-14 - THE PETERSON COMPANIES, LC  
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Kristen Abrahamson, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of FDPA 82-P-069-01-13 and FDPA 82-P-069-08-4, but recommended denial of PCA 82-P-069-14, CDPA 82-P-069-07, FDPA 82-P-069-06-8, and FDPA 82-P-069-11-3 because the proposed high-rise residential building in its current location was not appropriate and did not conform to the Comprehensive Plan's Use-Specific Performance Criteria for Multi-Family Residential Use or the purpose and intent of the Planned Development Commercial (PDC) District.

In response to questions from Commissioner Alcorn, Ms. Abrahamson explained that staff was concerned about the continued erosion of office space and mixed-use development in the Fair Lakes area; the adverse impact that the proposed development would have on the naturalized trees; the lack of detail provided by the applicant, such as the integration of the small plaza area with the proposed office building; the loss of open space; and the adverse impacts caused by other buildings. She noted that the tree areas shown on the Conceptual Development Plan were uncommitted open space and not designated as tree save areas.

Responding to questions from Commissioner Lawrence, Ms. Abrahamson stated that staff had suggested relocating the surface parking area and heightening the office building to make the proposed development more compatible with the surrounding area. She said staff had also discussed the possibility of relocating the entire development to another site in the Fair Lakes area, but had recognized that there were limited opportunities left to do so. Ms. Abrahamson indicated that although the subject property was located in a PDC District, which had been approved conceptually as a mixed-use development, the nature of the area had changed over time. She added that staff was opposed to the proposal for 40 percent non-residential and secondary uses.

In response to questions from Commissioner Wilson, Ms. Abrahamson noted that staff was not opposed to the proposal to delete a previously approved but unconstructed office building and drive-in bank in Land Bay V-A and said no physical changes were being proposed, but the applicant wanted to utilize the floor area ratio elsewhere.

Responding to questions from Commissioner Hart, Ms. Abrahamson explained that the applications needed a higher level of detail regarding items such as the plaza, benches, trails, and the entryway, but said that even if that level of detail was achieved, staff would still recommend denial since there were outstanding issues regarding the proposed residential building and conformance to the Comprehensive Plan.

FDPA 82-P-069-01-13 - THE PETERSON COMPANIES, LC  
FDPA 82-P-069-06-08 - THE PETERSON COMPANIES, LC  
FDPA 82-P-069-08-04 - THE PETERSON COMPANIES, LC  
FDPA 82-P-069-11-03 - THE PETERSON COMPANIES, LC  
PCA 82-P-069-14 - THE PETERSON COMPANIES, LC  
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Mr. McDermott stated that if the subject applications were approved, only 13,000 square feet of the 7.1 million square feet left in this PDC District would be uncommitted and unconstructed. He said it was inappropriate for staff to unfairly analyze the 13-acre subject property when it was part of a 650-acre development and to focus strictly on the office component when the primary uses in a PDC District were both office and retail. He noted that the applicant proposed a conversion of only 150,000 square feet from office to residential, which had been permitted in Land Bay V-B since the Conceptual Development Plan Amendment and proffers had been approved in 1991. Mr. McDermott explained that the proposed 10-story residential building was in conformance with the Comprehensive Plan because it would appropriately integrate new development with existing and future adjacent land uses and would be located near employment/shopping corridors and mass transit access points, such as the proposed Fairfax Corner and Stringfellow Road mass transit stations and an existing shuttle service between Fair Lakes and the Vienna Metro station. He noted that every retail need and millions of square feet of employment opportunities would be satisfied within walking distance of the subject property, which was in proximity to I-66, Fairfax County Parkway, Fairfax Circle, and Fair Lakes Parkway. Mr. McDermott presented graphs entitled “Fair Lakes Open Space Calculation” and “Tree Cover Calculation,” citing that there were 256 acres or 48 percent of open space and 125.47 acres or 19 percent of tree cover in the Fair Lakes area, including a total of 3.3 acres that would be provided by the proposed development. He concluded that the proposal was consistent with the Fairfax Center plan and offered a pedestrian-friendly situation, a tremendous interface among the buildings, and a substantial tree save area.

In response to a question from Commissioner Hall, Mr. McDermott said the applicant had provided the required level of detail on the streetscape, architectural, and landscape drawings, which included the plaza area.

Responding to another question from Commissioner Hall, Ms. Abrahamson contended that the level of detail provided lacked elevations for entry areas, signage information, and commitments to what would occur in specific areas. She added that the large drawings only consisted of the expansion of areas that had already been provided by the smaller drawings.

Mr. McDermott noted that the Comprehensive Sign Plan for Fair Lakes, which had been adopted and then amended, had been available for a long time. He explained that there would be significant tree cover between the existing office building and the parking area and said the applicant had provided details on items such as trails and street furniture that were fairly consistent with the Fair Lakes design.

In response to a question from Commissioner Hall, Ms. Abrahamson stated that staff believed the level of detail provided reflected the subject site only, not the entire Fair Lakes development.



FDPA 82-P-069-01-13 - THE PETERSON COMPANIES, LC  
FDPA 82-P-069-06-08 - THE PETERSON COMPANIES, LC  
FDPA 82-P-069-08-04 - THE PETERSON COMPANIES, LC  
FDPA 82-P-069-11-03 - THE PETERSON COMPANIES, LC  
PCA 82-P-069-14 - THE PETERSON COMPANIES, LC  
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Responding to questions from Commissioner Hart, Mr. McDermott described the proposed paved drop-off area for vehicles; the conversion of the existing access lane, driveway, and parking area to a plaza; the proposed pedestrian walkway; and the existing tree save area that would remain.

In response to another question from Commissioner Hart, Ms. Abrahamson noted that staff had not seen the plan drawing before it had been presented tonight. She explained that the proposed paved driveway area did not provide pedestrian facilities; a committed tree save area, which would integrate trails and a facility, lacked a focal point at the entrance; the plaza area only served the office buildings; and there was inadequate integration among the buildings. Mr. McDermott rebutted that the particular plan view drawing had been available for six to eight weeks.

Mr. McDermott responded to questions from Commissioner Hart regarding the pedestrian connection between the proposed residential building and the planned grocery store and existing retail in Land Bay A, the trails system along Fair Lakes Circle, and the pedestrian route underneath Fair Lakes Parkway.

Commissioner Wilson called attention to a letter from Hyatt Hotel, dated May 9, 2005, which expressed support of the proposal and recommended ways the hotel could offer services to help integrate it with the residential building and said they were good ideas. (A copy of the letter is in the date file.) She said the walkway entering the office building near the round drop-off area in front of the residential building was a nice integration between the two buildings, but noted that there were not any similar features for integration with the hotel. Mr. McDermott replied that the applicant could incorporate the connectivity between the hotel and the residential building in a plan view drawing.

In response to a question from Commissioner Wilson, Mr. McDermott stated that the proposed 50-foot wide tree save area on the north side of the subject property would be divided by a walkway and a circle area, but no trees would be removed.

Commissioner Wilson suggested that the applicant provide more details on the proposed tree save areas and the integration of the residential building and the hotel.

Responding to questions from Commissioner Lawrence, Mr. McDermott said there were approximately 116 to 117 acres of tree cover in the Fair Lakes development, but of that amount, he did not know how much had actually been designated as tree save areas. Commissioner Lawrence suggested that it might be advantageous to make this comparison before the applications progressed any further.

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FDPA 82-P-069-06-08 - THE PETERSON COMPANIES, LC  
FDPA 82-P-069-08-04 - THE PETERSON COMPANIES, LC  
FDPA 82-069-11-03 - THE PETERSON COMPANIES, LC  
PCA 82-P-069-14 - THE PETERSON COMPANIES, LC  
CDPA 82-P-069-07 - THE PETERSON COMPANIES, LC

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There being no speakers, Vice Chairman Byers noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, he closed the public hearing and recognized Commissioner Murphy for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON THE PETERSON COMPANIES, LC APPLICATIONS LISTED ON THE STAFF REPORT DATED APRIL 27, 2005, TO A DATE CERTAIN OF JUNE 2, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Lusk absent from the meeting.

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Chairman Murphy resumed the Chair and adjourned the meeting.

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The meeting was adjourned at 9:53 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Approved on: \_\_\_\_\_

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission